Henry P. Roybal Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton Commissioner, District 4

Ed Moreno
Commissioner, District 5

Katherine Miller County Manager

Date:

January 29, 2019

To:

Santa Fe County Board of County Commissioners

From:

Stephanie Schardin Clarke, Finance Division Director Stephanie Schardin Clarke, Finance Division Director

Via:

Katherine Miller, County Manager

Re:

Resolution No. 2019-\_\_\_\_\_, A Resolution Approving a Budget Increase to

Developer Fees Fund (231) in the amount of \$870,000 for the Purchase of Land

at Camino Jacobo Tract B-1, Lot 1 & 2.

## **ISSUE**

The purpose of this request is to budget \$870,000 in the developer fees fund (231) for the acquisition of land at Camino Jacobo, which includes purchase and a phase 1 environmental study.

## **BACKGROUND**

The Santa Fe County Housing Authority has identified 6.6 acres of undeveloped land (Tract B-1, Lot 1 and Lot 2) on Camino Jacobo, immediately south of the County's existing public housing site. On January 30, 2018, the Board of County Commissioners authorized the County Manager to negotiate a purchase agreement with the owner of the subject land (Resolution 2018-11). On November 28<sup>th</sup>, 2018, the Board of County Commissioners authorized the ratification of the County Manager's signature to include the terms of the purchase agreement and the settlement documents.

The requested funding for this purchase is from the developer's fee fund. These specific funds come directly from a developer's agreement, in which a developer agreed to contribute funds to the County's incipient affordable housing program.

## **ACTION REQUESTED**

The Finance Division is requesting to budget \$870,000 from the developer's fee fund (231) for the purchase of land and an a phase 1 environmental study at Camino Jacobo.

# A RESOLUTION REQUESTING AUTHORIZATION TO MAKE THE BUDGET ADJUSTMENT DETAILED ON THIS FORM

RESOLUTION 2019 -

Whereas, the Board of County Commissioners meeting in regular session on January 29, 2019, did request the following budget adjustment:

Department / Division: GMD/Housing

Fund Name: Developer Fees Fund (231)

Budget Adjustment Type: Budget Increase

Fiscal Year: 2019 (July 1, 2018 - June 30, 2019)

BUDGETED REVENUES: (use continuation sheet, if necessary)

	DECREASE	AMOLINI				
	INCREASE	AMOUNT	\$870,000			\$870,000
	REVENUE		Developer Fees/Subsidies/Budgeted Cash			
DI DAMENTY	OBJECT	0000	0770			
	BASIC/SUB XXX				V Some	CON Hele
DEPARTMENT/	DIVISION	OOOO	2		STIRTOTAL	מסות מיים מיים
FUND	CODE	231			TOTAL GE	

BUDGETED EXPENDITURES: (use continuation sheet, if necessary)

CODE	TV  CATEGORY / LINE ITEM  NAME  Developer Fees/Affordable Housing/Land A.c.	INCREASE DECREASE AMOUNT AMOUNT
TOTAL GESTINGTON OF	Control of the Property of the	\$\$\(\text{0,000}\)
(II SCBTOL AL, effect flere		\$870,000
Requesting Department Approval: Joseph Montova	Title: Executive Director (My Man)	Date: 1/19/10
Finance Department Approval: Hocell	Date: 1/18/19 / Entered by:	Date:
County Manager Approval:	Date: Updated by:	Date

# SANTA FE COUNTY

# RESOLUTION 2019 -

	1	, ,
	,	6
	-	
	-	3
		•
		9
	-	
	~	3
		٦
200	۳.	_
23	v	-
5,	-	•
		ø
	•	-
-1	r.	3
52		
92	_	٠
-	-	'n
$\approx$	١.	
Э.	•	u
21	r.	3
9	-	c
σ,	-	5
S.,	$\sim$	-
		×
83		4
	ωi)	D.
54	4	э
: 3	-	J
а,	3.	7
25		э
90		
		٦
9	-	3
S	7	
ŝ	1	
g		
	施	
	ンローとしているとしては、	
	語	
では、日本の	が一般	
	が無い	
に対する場合を	ノ船に	
	ノ語と	
1. 多可以可能少多的的1.	ノ船に	
1.000000000000000000000000000000000000	コン語ところ	
では、日本の一年の一年の一年の	ことに	
10年の一日報の一年の前には、	ことはころ	
このでは、一般の一般の一体ので	ン語で	
このでは、一般の一方の形が上がってい	こと語ってこ	
この 一般の 一般の 一世 人	ことは、ころこ	
この 一般の 一般の 一般の 一般の 一般の	コンボーマン	
では、日本の一方の地では、これは、日本の一方の一方の一方の一方の一方の一方の一方の一方の一方の一方の一方の一方の一方の	ン語でと	
では、一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一般の一	フルースと	
では、一般の一般の一般では、人体は、	コン語できる。	
では、一般の一般の大きな	こと語言など	
では、一般の一般の一般の大きな	ことによって	
されている。	ことは、これには、これには、これには、これには、これには、これには、これには、これに	
されている。これは、	フルーマン	
いっている。	ことができることに	
うては、これには、くれている。	こと語言と	
うては、これには、これでは、これでは、これでは、これでは、これでは、これでは、これでは、これで	こと語言と	
いている。	コン語でという。	
うくいうではくしてい	コンボースところに	
こく	レンボースというできて	
いていることにはいる。	コンボーマン・コーローマ	
けては、一つでは、人人人人人人	レンボーマン・シャー・ファ	
いていることにはなる。	コンボースとした。こので	
いては、これには、これには、これには、これには、これには、これには、これには、これに	レン語とというできている。	
いては、これには、これには、これには、これには、これには、これには、これには、これに	して語じるというと言いて記し	
いていることでは、これには、これには、	コンボーマン・コーニーマルエル	
いて、これのは、これには、これに	コンボージとことでは、アポージ	
いていることでは、これでは、これでは、これでは、これでは、これでは、これでは、これでは、これ	エンボーマン・ショー・アルエル	
いて、これには、これには、これには、これには、これには、これには、これには、これには	コンボースところでは、これでは、	
いていていていましていましてい	コンボースところには、一つでは、一つでは、一つでは、一つでは、一つでは、一つでは、一つでは、一つで	
いていることにはなることで	コンボークション・ロース・ロース・ロース・ロース・ロース・ロース・ロース・ロース・ロース・ロース	
いていることでは、これで、これで、これで、これで、これで、これでは、これでは、これでは、これ	リンボースとしませる。アルエルマー	
いて、これのは、これでは、これでは、これでは、これでは、これでは、これには、これには、これには、これには、これには、これには、これには、これに	コンドラストラーニーファーストラースト	
in the state of th	コンボークス・リー・ロー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー	
いていることにはなることに	ファーストラーニーファー・ファー・	
STATE OF THE PARTY	エンボークとしている。	
いていることには、これに、これで、日日	リンボークストラグニー・ファー・ファー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー・アー	
いていることでは、これで、日日で	フィースとして、アーストラフィースク	

	Same Ocenh Monto
ist.	50
	22
	器
	ë
	8
	9
(	\ \
(	V
(	\ \
(	\ \
(	\ \ -
	V I
•	V
	\ \ /
į	\ /
į	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	\ \ \ ()
(	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
(	
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
	V V V V V V V V V V V V V V V V V V V
	VALVE VA
	NA N
	マイン マート コート コート コート コート コート コート コート コ
	NA N
	マーノ マー・
	マイン・マー・マー・マー・マー・マー・マー・マー・マー・マー・マー・マー・マー・マー・

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award Phone No.: (505) 992-3058 Dept/Div: GMD/Housing date, other laws, regulations, etc.);

1) Please summarize the request and its purpose.

the subject land (Resolution 2018-11). On November 28th, 2018, the Board of County Commissioners authorized the ratification of the County Manager's signature to include existing public housing site. On January 30, 2018, the Board of County Commissioners authorized the County Manager to negotiate a purchase agreement with the owner of The Santa Fe County Housing Authority has identified 6.6 acres of undeveloped land (Tract B-1, Lot 1 and Lot 2) on Camino Jacobo, immediately south of the County's the terms of the purchase agreement and the settlement documents.

The requested funding for this purchase is from the developer's fee fund. These specific funds come directly from a developer's agreement, in which a developer agreed to contribute funds to the County's incipient affordable housing program.

a) Professional Services (50-xx) and Capital Category (80-xx) detail:

Line Item     Detail (what specific things, contracts, or services are being added or deleted)     Amount       80-05     Land Acquisition     \$870,000	_				-damin		2112		
(what specific things, contracts, or services are being added or deleted)  Acquisition						1600 1600 1800 1800	を発		100
(what specific things, contracts, or services are being added or deleted)  Acquisition			57.55				110.00	靐	
(what specific things, contracts, or services are being added or deleted)  Acquisition		0	>				1000		197.44
(what specific things, contracts, or services are being added or deleted)  Acquisition	2	0	3		CELLER				
(what specific things, contracts, or services are being added or deleted)  Acquisition	Ē	0	5		V21125				
(what specific things, contracts, or services are being added or deleted)  Acquisition	5	87	5						
(what specific thir Acquisition		4	•		COLUMN TO		7.554		
(what specific thir Acquisition				灩	0.0000				
(what specific thir Acquisition									
(what specific thir Acquisition		100		200	38	THE STATE OF		ARTH Care	
(what specific thir Acquisition					75557		262162		
(what specific thir Acquisition			1000		100	聽		1000	7
(what specific thir Acquisition			3333				Second Second		2
(what specific thir Acquisition			100				10.30		
(what specific thir Acquisition			100						
(what specific thir Acquisition					10 G/S		20.5		
(what specific thir Acquisition			3	210				5%	
(what specific thir Acquisition						194.1			100
(what specific thir Acquisition			The T				0.00		100
(what specific thir Acquisition		100	1					3.35	100
(what specific thir Acquisition		16	1.0	242					in the
(what specific thir Acquisition									1
(what specific thir Acquisition			37,000		2000	1000 1000 1000 1000 1000 1000 1000 100			101111
(what specific thir Acquisition	15	1							Section 2
(what specific thir Acquisition			4			150	1		1
(what specific thir Acquisition									
(what specific thir Acquisition	1	1	7			瓣	Sec. of		
(what specific thir Acquisition	b								1
(what specific thir Acquisition	13	446						5932	
(what specific thir Acquisition	e e								
(what specific thir Acquisition	10				1				
(what specific thir Acquisition	5		200						
(what specific thir Acquisition	pa		100						
(what specific thir Acquisition	Ĭ		100		1				
(what specific thir Acquisition	3		1						
(what specific thir Acquisition	p	)			1		1	4	
(what specific thir Acquisition	15							15 S	
(what specific thir Acquisition	Į,ŏ		1						
(what specific thir Acquisition	re		1		200		1		1
(what specific thir Acquisition	ಪ		1		1		1		-
(what specific thir Acquisition	es		1		ı	99			1
(what specific thir Acquisition	15	14	1				1	1.2	1
(what specific thir Acquisition	1	100	1				1		1
(what specific thir Acquisition	S		1				1	1	1
(what specific thir Acquisition	ō	验			1				1
(what specific thir Acquisition	S,								
(what specific thir Acquisition	2	噩		200	1	Ö.			
(what specific thir Acquisition	13			P. 11			l		
(what specific thir Acquisition	nc						l		1
(what specific thir Acquisition	ಶ	77.16 ;	1		1				1
(what specific thir Acquisition	S,		1						
(what specific the Acquisition	ng		-		1		1		
(what \cquis	Œ		1				1		-
(what \cquis	ပ်		1000		10110		1		1
(what \cquis	19		100		1000		1		1
(what \cquis	cc	SI	Cheese !		1000		1		1
(what \cquis	Sp	ij	111111		1		-		1
Line Item Detail (who 80-05 Land Acqu	=	S	1		1				-
Line Item Detail (w 80-05 Land Ac	'n	2	To be a second		10000		2	200	-
Line Item Detail	3	ŭ	Section 2		20.10	O.E.	1	A COL	-
Line Item Deta 80-05 Land	=	<u> </u>	V. 347.00		100		1637		-
Line Item De Ro-05 La	ta	nG	SHAME		ACT. HOL		2000		1 W 10
Line Item 80-05 1	0	ದ್	Dish. 38.		2235494		11221		THEFT
Line Item 80-05			4		8252		18		0.750
Line Item 80-05			27886		18.4ZI n.		Month		SAME.
Line Item 80-05			\$500 PM		SHARES				43136
Line Item 80-05			\$2000 P		CAMGG				11,122,00
Line Item 80-05			S CK FARE						46.55
Line Item 80-0	10 E	5	MATERIAL SERVICES						5
Line Item		0	thirth:		4050035		140,126		
Line Ite	Н	80	celling.				175-147		Pro- Str.
Line	<u>5</u>		(MESSA)		SECTION.		Chicago.		SALLIA P
	ا ا		19363		THESE		2,62410.		ASSES.
	Ĕ		PRESIL		SATTERNA		SESSION		345 M
			SERVICES.		478.14		255		TEPTERAL
			11 SEE		20	ener Mer	100	86-31 (6-8)	1232m

or for NON-RECURRING (one-time only) expense\_ 2) Is the budget action for RECURRING expense

# SANTA FE COUNTY

# RESOLUTION 2018 -

# ATTACH ADDITIONAL SHEETS IF NECESSARY.

DEPARTMENT CONTACT:

	100
	47
	193
	ij
	88
	發系
-	現る部
3	物を開き
ž	移るがは
ž	おるのは
ž	The second willing a

**Phone No.:** (505) 992-3058

Dept/Div: GMD/Housing

DETAILED JUSTIFICATION FOR REQUESTING BUDGET ADJUSTMENT (If applicable, cite the following authority: State Statute, grant name and award

- 3) Does this request impact a revenue source? If so, please identify (i.e. General Fund, state funds, federal funds, etc.), and address the following:
  - a) If this is a state special appropriation, YES NO  $\overline{\mathbf{X}}$ If YES, cite statute and attach a copy.
- If YES, please cite and attach a copy of statute, if a special appropriation, or include grant name, number, award date and amount, and attach a copy of a Does this include state or federal funds? YES award letter and proposed budget. (q

u

- Is this request is a result of Commission action? YES XX NO If YES, please cite and attach a copy of supporting documentation (i.e. Minutes, Resolution, Ordinance, etc.). ာ
- d) Please identify other funding sources used to match this request.

# RESOLUTION 2019 -

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Santa Fe County that the Local Government Division of the Department of Finance and Administration is hereby requested to grant authority to adjust budgets as detailed above.

	The Part of
100	
-	
9	
14	
100	
A SECTION AND ADDRESS OF	
	All the second
ara de	
	SECTION AND DESCRIPTION
	EXECUTE OF
	100000
	SECTION SECTION
	是是为此。
<b>E</b> 182	1
11000	
<b>西南</b>	<b>多是新了</b>
(F) (N) - 1	
The second	
74.4	最近,
上如志	<b>建一种的</b>
	MODEL STATE
	SHEET .
-	
	STEEL STEEL
_	
Participation of the second	
	73
	ಲ
	Ü
	ĘČ
	of Co
	of Co
	d of C
	rd of Co
	ard of Co
	oard of Co
	oard of Co
	Board of Co
	Board of Co
IS	e Board of Co
nis	Fe Board of Co
his	Fe Board of Co
This	a Fe Board of Co
This	ta Fe Board of Co
d This	nta Fe Board of Co
ed This	inta Fe Board of Co
sed This	anta Fe Board of Co
ssed This	Santa Fe Board of Co
issed This	Santa Fe Board of Co
assed This	Santa Fe Board of County Commissic
Passed This	Santa Fe Board of Co
Passed This	Santa Fe Board of Co
d Passed This	Santa Fe Board of Co
nd Passed This	Santa Fe Board of Co
and Passed This	Santa Fe Board of Co
and Passed This	Santa Fe Board of Co
, and Passed This	Santa Fe Board of Co
d, and Passed This	Santa Fe Board of Co
ed, and Passed This	Santa Fe Board of Co
ted, and Passed This	Santa Fe Board of Co
oted, and Passed This	Santa Fe Board of Co
pted, and Passed This	Santa Fe Board of Co
opted, and Passed This	Santa Fe Board of Co
dopted, and Passed This	Santa Fe Board of Co
dopted, and Passed This	Santa Fe Board of Co
Adopted, and Passed This	Santa Fe Board of Co
Adopted, and Passed This	Santa Fe Board of Co
, Adopted, and Passed This	Santa Fe Board of Co
d, Adopted, and Passed This	Santa Fe Board of Co
ed, Adopted, and Passed This	Santa Fe Board of Co
ved, Adopted, and Passed This	Santa Fe Board of Co
wed, Adopted, and Passed This	Santa Fe Board of Co
oved, Adopted, and Passed This	Santa Fe Board of Co
roved, Adopted, and Passed This	Santa Fe Board of Co
proved, Adopted, and Passed This	Santa Fe Board of Co
oproved, Adopted, and Passed This	Santa Fe Board of Co
pproved, Adopted, and Passed This	Santa Fe Board of Co
Approved, Adopted, and Passed This	Santa Fe Board of Co
Approved, Adopted, and Passed This	Santa Fe Board of Co

Anna Hamilton, Chair

ATTEST:

Geraldine Salazar, County Clerk

## PURCHASE AGREEMENT

This Purchase Agreement ("Agreement") is between Gil-Men Investments, Inc., a New Mexico corporation ("Seller") whose address is 2831 Don Quixote, Santa Fe, New Mexico 87505, and Santa Fe County ("County" or "Buyer"), a political subdivision of the state of New Mexico, for the Santa Fe County Housing Authority. Seller and the County are collectively referred to as the "Parties" in this Agreement.

## RECITALS

- There is a severe shortage of affordable housing within Santa Fe County.
- B. Several rent studies on housing affordability and availability indicate that there is a need for at least 2,000 to 5,000 new units of rental housing in the Santa Fe metro area.
- C. According to the latest Santa Fe housing market analysis, the Santa Fe metro area has less than a 2% vacancy rate.
- D. County staff has identified 6.6 acres of undeveloped land for sale on Camino de Jacobo immediately south of the County's existing public housing site that would be an excellent site for a multi-family housing development.
- E. The County intends to acquire Tract B-1, Lot 1 and Lot 2, Camino de Jacobo located 1,200 feet north of Camino de Jacobo and Airport Road intersection ("Property") for construction of a multi-family housing development.

## AGREEMENT

FOR CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

- 1. <u>Seller's Representations</u>: Seller represents that the following is true and correct and will continue to be true and correct on the Closing Date:
- 1.1. Seller is the exclusive fee simple owner of the real property known as Tract B-1, Lot 1 and Lot 2 located in Santa Fe, New Mexico, as described on the plat filed in the records of the County Clerk as Instrument Nos. 1553924 and the Warranty Deed filed as Instrument 744986 in the records of the County Clerk of Santa Fe County, New Mexico.
- 1.2. There are no mortgages, deeds of trust, liens, leases, easements, or other encumbrances on the Property except those appearing in the property records of the County Clerk.
  - 1.3. Seller has authority to convey the Property, as shown on the attached Exhibit A.
- 1.4. To the best of Seller's knowledge, no regulated hazardous waste or environmental contamination is present on or underneath the Property.



- 1.5. There are no structures or other improvements on the Property.
- 1.6. Except as provided in Sections 1.1 through 1.5, Seller makes no representations or warranties regarding the Property, including the condition of the Property or its suitability for any particular purpose. Except as set out in Sections 1.1 through 1.5, the County is relying on its inspection of the Property and accepts it "as is."
- 2. <u>Costs.</u> In addition to the purchase price defined below, the County will pay: i) Buyer's recording fee; ii) cost of Environmental Site Assessment I (ESA); and iii) ½ of closing costs. Seller will pay: i) Seller's recording fee; ii) title commitment fee; iii) standard owner's policy; iv) cost of survey; and v) one half (½) of closing costs. Other costs not contained herein, exclusive of Seller's legal fees and costs or realtor fees and costs, shall be paid ½ by Buyer and ½ by Seller.
- 3. <u>Purchase and Sale.</u> Seller shall sell and grant the Property "as is" in fee simple to the County by Warranty Deed, free and clear of all claims, encumbrances, debts, liabilities, obligations and the like, and the County shall purchase and accept the Property "as is" from Seller for the total purchase price \$862.481.13, upon the terms and conditions set forth in this Agreement; provided, however, that all Seller's representations set out in Section 1 are true and correct on the Closing Date.
- 4. <u>Closing Date</u>: The Closing Date shall occur within 60 days after the date this Agreement is executed by the County, or such later time as the Parties may mutually agree ("Closing Date").
- 5. <u>Income reporting</u>: Seller acknowledges the payment of the purchase price and other consideration provided under this Agreement may have tax consequences to Seller, and Seller is advised to seek legal and/or financial assistance as necessary to determine those consequences, which may include reporting of income received from the sale to the Internal Revenue Service.
- 6. <u>Inspection</u>: The Seller shall permit the County to conduct such inspections of the Property as the County deems necessary prior to the Closing Date. If inspections indicate a potential condition that the County determines requires further testing or inspection, the Parties agree to extend the Closing Date at least 30 days after the issuance of a final report for such additional testing or inspection.
- 7. <u>Environmental</u>: During the inspection, County may obtain a Phase I ESA at County's sole expense. If any environmental inspection reveals the presence of contamination or the need to conduct any environmental cleanup, the County may terminate this Agreement without penalty.
- 8. <u>Broker's Commission</u>: No broker or finder has been used by the County and the County shall owe no brokerage or finder's fee related to this transaction. Seller has the sole obligation to pay all brokerage or finder's fees to any agent employed by Seller.
- 9. <u>Survival</u>: Sections 1 and 2 of this Agreement shall survive the sale of the Property and shall not merge therewith.

05

- 10. Entire Agreement: This Agreement contains the entire agreement between the Seller and County regarding the County's purchase of the Property. All understandings, conversations and communications, oral or written, between Seller and the County, or on behalf of either of them, are merged into and superseded by this Agreement and shall be of no further force or effect. No modification or amendment to this Agreement shall be binding unless in writing and signed by both Parties.
- 11. <u>Notices</u>: All notices required under this Agreement shall be in writing and mailed or handdelivered as follows:

To Seller:

Gil-Men Investments, Inc

Attn. Charles Gilcrease, President

2831 Don Quixote Santa Fe, NM 87505

To County:

Santa Fe County

Attn. Katherine Miller, County Manager

PO Box 276 102 Grant Avenue

Santa Fe, NM 87504-0276

and:

Santa Fe County

Attn. Joseph R. Montoya, Executive Director

PO Box 276 102 Grant Avenue

Santa Fe, NM 87504-0276

and:

Santa Fe County Public Works Dept.

Attn. Real Property Specialist

PO Box 276 102 Grant Avenue

Santa Fe, NM 87504-0276

- 12. <u>Effective Date</u>: This Agreement shall be effective on the date of the last signature by the Parties.
- 13. <u>Binding Effect</u>: This Agreement shall inure to the benefit of and be binding upon the Parties' respective grantees, successors, assigns, devisees, heirs, and mortgagees.
- 14. <u>Incorporation of Exhibits and Recitals</u>: All Exhibits and Recitals to this Agreement are incorporated into and made a part of this Agreement by reference.
- 15. <u>County</u>: The Santa Fe County Manager is authorized to execute this Agreement pursuant to Santa Fe County Resolution No. 2018-11.

## SELLER:

By: Charle Decrar Pres

Charles Gilcrease, President Gil-Men Investments, Inc.

Date: 10-30 2018

SANTA FE COUNTY:

By: Kainerine Din

Katherine Miller Santa Fe County Manager Date: 1/13.18

Approved as to form:

R. Bruce Frederick Santa Fe County Attorney Date: 11/1 /2018

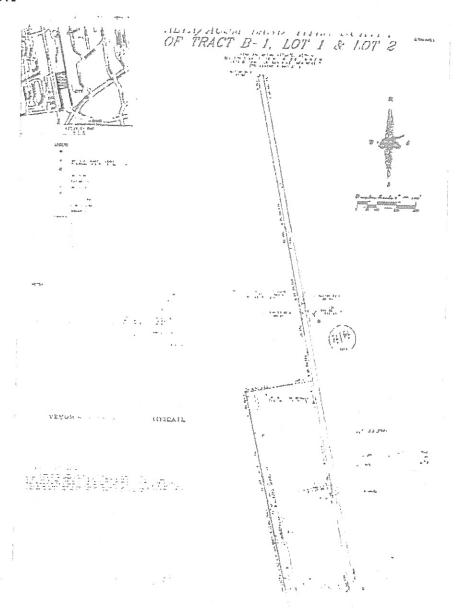
Finance Department:

Stephanie Schardin Clarke

Finance Director

Date: 11/6/18

## Exhibit A



-

## THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY RESOLUTION NO. 2018 - //

A RESOLUTION DELEGATING AUTHORITY TO THE COUNTY
MANAGER TO NEGOTIATE A PURCHASE AGREEMENT FOR
ACQUISITION OF 6.6 ACRES OF LAND, MORE OR LESS, LOCATED ON
CAMINO DE JACOBO, SANTA FE, NEW MEXICO, FOR POTENTIAL
DEVELOPMENT OF A HOUSING PROJECT

WHEREAS, there is an severe shortage of affordable housing within Santa Fe County; and

WHEREAS, several recent studies on housing affordability and availability indicate that there is a need for at least 2,000 to 5,000 new units of rental housing in the Santa Fe metro area; and

WHEREAS, according to the latest Santa Fe housing market analysis, the Santa Fe metro area has less than a 2% vacancy rate; and

WHEREAS, according to the latest quality of life survey only 11% of the population of Santa Fe believes there is enough quality affordable housing; and

WHEREAS, County Housing Authority staff has identified a 6.6 acre parcel of undeveloped land ("Subject Land") for sale on Camino de Jacobo immediately south of the County's existing public housing site; and

WHEREAS, the Subject Land would be an excellent site for multi-family housing development; and

WHEREAS, utility service is readily available to the Subject Land, which is currently zoned C-2; and

WHEREAS, the Subject Land is conveniently located for prospective tenants and the Housing Authority, which has its offices just north of the Subject Land on Camino de Jacobo.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners ("Board") of Santa Fe County ("County"), as follows:

1. The County Manger is authorized to negotiate a purchase agreement with the owner of the Subject Land. The agreement shall include such due diligence

contingencies as the County Manager deems appropriate, including a phase 1 environmental assessment.

- The purchase price shall be no more than the appraised fair market value of the Subject Land.
- If the County Manager and the owner of the Subject Land come to agreement on the terms of a purchase agreement, the County Manager shall present the agreement to the Board for consideration.

PASSED, APPROVED, AND ADOPTED THI 2018.

**BOARD OF COUNTY COMMISSIONERS** OF SANTA FE COUNTY

Geraldine Salazar, Santa Fe County C

APPROVED AS TO FORM:

R. Bruce Frederick, Santa Fe County Attorney

BCC RESOLUTIONS PAGES: 2

COUNTY OF SANTA FE STATE OF NEW MEXICO

I Hereby Certify That This Instrument Was Filed for Record On The 31ST Day Of January, 2018 at 11:21:11 AM and Was Duly Recorded as Instrument # 1848952

Of The Records Of Santa Fe County

Hand And Seal Of Office Geraldine Salazar

Henry P. Roybal Commissioner, District 1

Anna Hansen Commissioner, District 2

Robert A. Anaya Commissioner, District 3



Anna T. Hamilton Commissioner, District 4

Ed Moreno Commissioner, District 5

Katherine Miller County Manager

## **MEMORANDUM**

DATE:

November 14, 2018

TO:

Board of County Commissioners

FROM:

Bill Taylor, Procurement Manager, CPO

VIA:

Katherine Miller, County Manager Stephanie S. Clarke, Finance Director Joseph Montoya, Housing Director

ITEM AND ISSUE: BCC Meeting November 27, 2018

Request Ratification of the County Manager's Signature Approval of Purchase Agreement No. 2019-0125-HA/MM for the Acquisition of 6.6 Acres of Land Located on Camino De Jacobo, Santa Fe New Mexico in the Amount of \$862,481.13 for the Potential Development of a Housing Project; Granting the County Manager Authorization to Sign the Settlement Agreement and Purchase Order. (Terry Lease, Public Works)

## Issue:

Santa Fe County Resolution 2018-11 delegated authority to the County Manager to negotiate a purchase agreement for acquisition of 6.6 acres of land, more or less, located on Camino De Jacobo, in Santa Fe, New Mexico for a potential development of a housing project.

Although the Resolution authorizes the County Manager to negotiate a purchase agreement with the owner of the subject land, the Resolution also requires that the terms of the purchase agreement be presented to the Board of County Commissioners for consideration.

If approved, the settlement documents and purchase order for the closing of the purchase will require the signature authorization of the County Manager.

## BACKGROUND:

Numerous rent studies on housing affordability and availability indicate that there is a need for at least 2,000 to 5,000 new units of rental housing in the Santa Fe metro area. The Santa Fe County Housing Authority has identified 6.6 acres of undeveloped land (Tract B-1, Lot 1 and Lot 2) on

Camino de Jacobo immediately south of the County's public housing site that would be the most beneficial site for a multi-family housing development.

It is the County's intent to acquire Tract B-1, Lot 1 and Lot 2, Camino de Jacobo located 1,200 feet north of Camino de Jacobo and Airport Road intersection for construction of a multi-family housing development.

## ACTION REQUESTED:

BCC ratification of the County Manager's signature approval of Purchase Agreement No. 2019-0125-HA/MM for the purchase of 6.6 acres of land in the amount of \$862,481.12 located on Camino de Jacobo, in Santa Fe New Mexico for the purpose of the development of a housing project; granting the County Manager authorization to sign the settlement agreement and purchase order.

Santa Fe County Board of County Commissioners Regular Meeting of November 27, 2018 Page 20

CHAIR HANSEN: Could I please have a motion to come out of executive

session?

COMMISSIONER HAMILTON: Madam Chair.

CHAIR HANSEN: Yes.

COMMISSIONER HAMILTON: I'd like to move that we come out of executive session and assure that the only things that were discussed were those things that were listed on the agenda that County Attorney Frederick listed prior to the motion to go into session.

COMMISSIONER MORENO: I second the motion.

The motion passed by unanimous [4-0] voice vote. [Commissioner Anaya was not present for this motion or the remainder of the meeting.]

#

VIII. B. Request Ratification of the County Manager's Signature Approval of Purchase Agreement No. 2019-0125-HA/MM for the Acquisition of 6.6 Acres of Land Located on Camino de Jacobo, Santa Fe New Mexico in the Amount of \$862,481.13 for the Potential Development of a Housing Project; Granting the County Manager Authorization to Sign the Settlement Agreement and Purchase Order

CHAIR HANSEN: Next, I would like to ask for a motion from the

Commission.

COMMISSIONER HAMILTON: Madam Chair.

CHAIR HANSEN: Yes.

COMMISSIONER HAMILTON: So I'd like to move as listed under item VIII. B, move to approve the request for the ratification of the County Manager's signature for approval of Purchase Agreement as listed for the acquisition of 6.6 acres of land located on Camino de Jacobo in the amount as listed for the potential development of a housing project and granting the County Manager authorization to sign the settlement agreement and purchase order.

COMMISSIONER ROYBAL: I'll second that motion and I'd just like to add to the comments that I'm really excited to see us expand our housing. It's something that's very needed in the county. Thank you.

CHAIR HANSEN: I also want to thank Mr. Montoya and his staff and everybody for working on this affordable housing. It's one of the most important things that we can do for our constituents.

The motion passed by unanimous [4-0] voice vote. [Commissioner Anaya was not present for this action.]

CHAIR HANSEN: I had a motion by Commissioner Hamilton, a second by Commissioner Roybal and all four of us are in favor. Unanimous. Thank you very much.